INFINITY
S O F T W O R K S

*Residential Real Estate (RRE) Pack
for powerOne™ Products*

Version 1.0

www.infinitysw.com

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Table of Contents

1 Interface Overview

All templates are similar in design. The template itself is broken into 3 columns: the first describes the variable, the second is the variable's data and the third indicates which variables can be calculated. To use any template, enter the known variables by selecting the Data column and entering each. If a table of data is required, choose or create one by selecting the label for that variable. To calculate the unknown variable, select the "?" button on its row.

For details not noted here and examples on how to use individual templates, see the desired template in the Included Templates section.

A. Template Notes: select this button to display notes about the template. Notes generally describe what the template is used for, a description of each variable and any special template instructions.

B. Variable Label: describes the variable's contents. Generally, the label is nothing more than a text description, but sometimes labels can be selected. Labels that can be selected are surrounded by a dotted border and exist for one of two reasons:

- Select a Table: some templates require a table and offer the ability to use any table, including those already created using My Data. Examples are 2-variable statistics and ANOVA templates. See the Types of Variable Data section for more information on selecting and using a table.
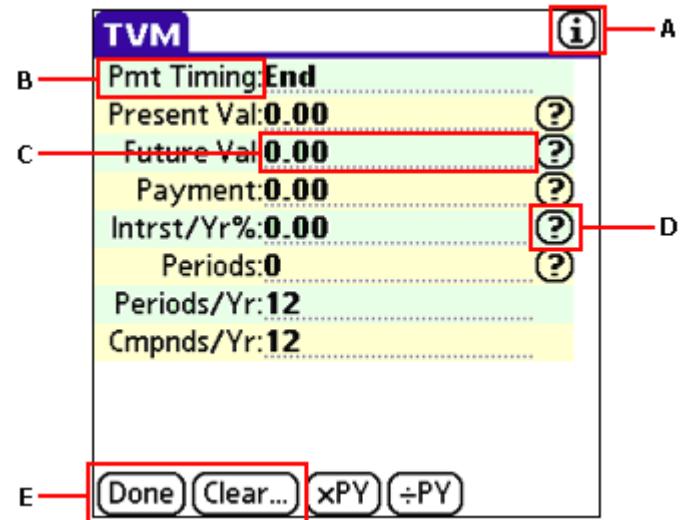

- Change the Data View: some variable's can be entered or viewed in multiple ways. For example, the variable Diff H.MM in the Time template. In this case, select the variable's label to enter and calculate the same data item a different way. In the Time template, the difference in time can be entered in hour-minute (Diff H.MM) or fractional hour (Diff Hrs) format.

C. Variable Data: the value or data for the variable. To enter data, select its value and enter it. The data can be entered if it is underlined; otherwise it can only be calculated. Data can be shown in multiple ways. See the Types of Variable Data section for more information.

D. Calculate "?": indicates that the variable can be calculated. Select it to perform the calculation.

E. Buttons: while there may be more than two buttons, these two exist in every template:
- Done or OK: exits the template.
- Clear or C: clears the contents of the template. This reverts the data to its defaults.

2 Types of Variable Data

There are 5 variable data types currently available. Variable data appears in the middle column of the template and can be selected and edited if it is underlined (otherwise it can only be calculated). Each variable data type is discussed here:

Numbers

Numbers are entered using the pop-up calculator. To enter a number:

- select the variable's data.
- enter the number with the keypad or use the calculator to compute it.
- select the "✓" (save button) to return to the template and save the number or choose "x" (cancel button) to return to the template without saving.

Lists

Lists show a set of defined options. To choose an item from a list:

- select the variable.
- choose an option from the list, scrolling if necessary.

Tables

Tables, or sets of data, come in two types. The first type is available for use in any template, while graphing or for calculation in the main calculator. It is considered global. The second type is available only to the selected template. This type is considered local. Global tables always have a dotted box around the variable's label.

To choose a global table for use in the template:

- select the variable's label. It will have a dotted box around it.
- next to table, choose "None Selected" then a table name or, to create a new table, select "New".
- once a table is selected, Column appears. Choose a column number or range of numbers if applicable.
- select "OK" to save the table selection or "Cancel" to throw out any new selection.

If more than one table column is required, often a template will guess at the additional table's columns. To change that guess, follow the same process for the additional templates.

To edit local or global table data:

- select the variable.
- enter data into the table by selecting each cell and entering data with the same pop-up calculator used with Numbers described above.
- select "OK" to save the data and return to the template. If the table is global, any changes are saved with the global table as well as with the template's copy.

Dates

Dates are entered using a selector similar to other applications. On Palm OS handhelds, however, the year can be changed directly and in the range 1900 to 3000. To choose a date:

- select the variable.
- choose a year.
- choose a month.
- choose a day.

Times

Times are entered using a selector similar to other applications. To choose a time:

- select the variable.

- choose the hour by highlighting it and using the up/down scroll arrows.
- choose minutes by selecting each box in turn and using the up/down scroll arrows.
- choose am or pm (if not 24 hour time).
- select "OK" to save the data or "Cancel" to throw out those changes.

3 Templates

This section includes information on the templates included with this Pack. Start with Included Templates for an overview of templates and their categories. From there, view details on each template.

3.1 Included Templates

These templates are included with this pack. Additional templates are included with your powerOne application or are available to download and install from Infinity Softworks' web site www.infinitysw.com.

Included template are sorted into the following categories:

Area

- A. Circle
- A. Ellipse
- A. Rectangle
- A. Square
- A. Trapezoid
- A. Triangle

Loan RE

- Closing Costs
- Loan Compare
- Loan, 80 : 20
- Loan, ARM
- Loan, Int Only
- Loan, Odd 1st
- Loan, Qualify
- Loan, Refinance
- Mortgage
- Rent v. Buy
- Seller's Net

3.2 Area: Circle

Available in the Area template category. Calculates the area of a circle.

Variables:
- Diameter: diameter of the circle.
- Area: area of a circle.
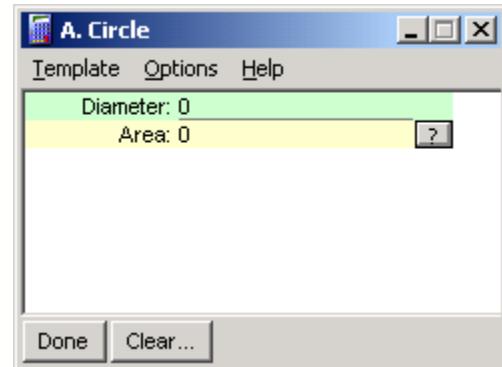
3.3 Area: Ellipse

Available in the Area template category. Calculates the area of an ellipse. An ellipse is an elongated circle or oval.

Variables:
- Diam Lngth: diameter length in one direction.
- Diam Width: diameter width in the other direction.
- Area: area of an ellipse.
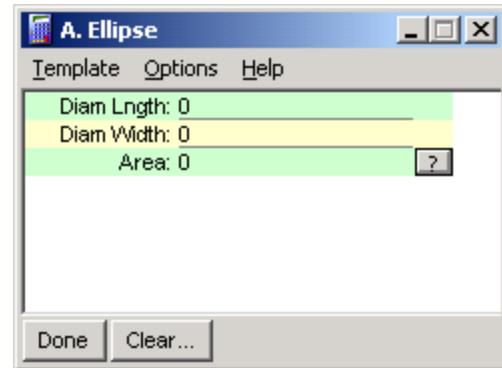
3.4 Area: Rectangle

Available in the Area template category. Calculates the area of a rectangle.

Variables:
- Length: length of one side.
- Width: width of another side that touches the length's side.
- Area: area of a rectangle.
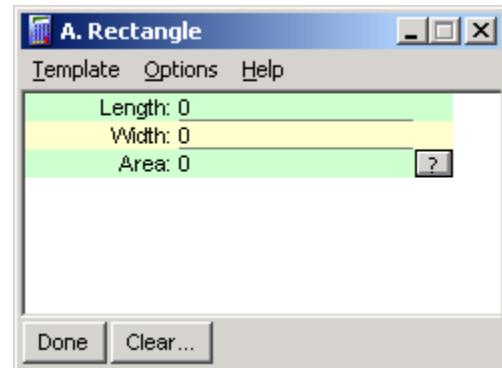
3.5 Area: Square

Available in the Area template category. Calculates the area of a square.

Variables:
- Side Length: length of one side.
- Area: area of a square.
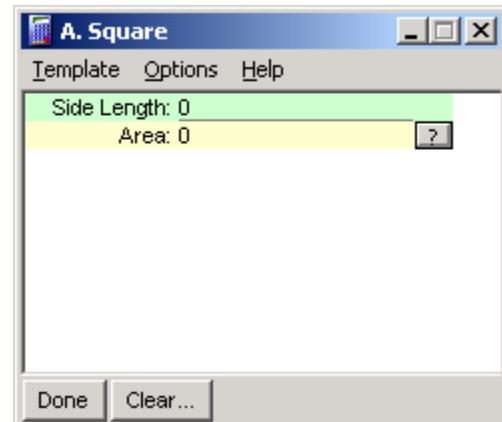
3.6 Area: Trapezoid

Available in the Area template category. Calculates the area of a trapezoid (trapezium). A trapezoid has parallel top and bottom edges that have different lengths.

Variables:
- Base: the length of the base or bottom edge.
- Top: the length of the top edge.
- Height: the height of the trapezoid. The height is perpendicular to the base and top edges.
- Area: area of a trapezoid.

3.7 Area: Triangle

Available in the Area template category. Calculates the area of a triangle. This template provides two alternative methods: the first uses the base length and height. The second uses measurements for the three sides.

Variables:

Option 1:
- Base: length of the base of the triangle.
- Height: height from the base to the opposite point. The height is perpendicular to the base.
- Area: area of a triangle.

Option 2:
- Side1: length of side 1.
- Side2: length of side 2.
- Side3: length of side 3.
- Area: area of a triangle.
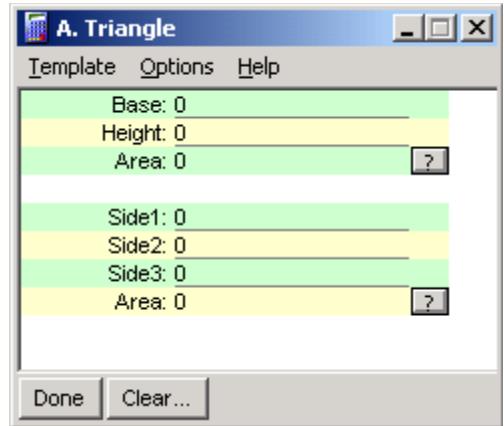
3.8 Closing Costs

Available in the Loan RE template category. Often times there are costs associated with purchasing property. These costs aren't actually known until the loan closes, but lenders must provide a Good Faith estimate beforehand. This template assists in estimating those closing costs.

Variables:
- Close Fees: summation of incomes and expenses associated with closing a mortgage.

- Loan Amt: amount of the loan. Required for calculating Origin Fee if only if Origin% is entered.
- Origin%: loan origination expense, entered as a percentage. This is used only to calculate Origin Fee. If you know the loan origination fee, enter it on the next line and skip this percentage.
- Origin Fee: loan origination fee.

- Dscnt Fees: discount fees.
- Appraisal: appraisal fees.
- Cred Report: fees for a credit report.
- Process Fee: processing fees.
- Underwrite: underwriting fees.
- Flood Cert: cost of flood certificate.
- Tax Service: tax service.
- Admin Fee: administrative fees.
- Wire Fee: wire fees.

- Intrst Amt: amount of interest due between the closing date and date of first payment. This can be calculated with the Loan, Odd 1st template.
- Hazard Ins: reserve deposits and up-front payments for hazard (home owner's) insurance.
- Mrt Ins/PMI: reserve deposits and up-front payments for mortgage insurance. Mortgage insurance is generally required until the principal remaining on the home is greater than 80% of the home's value.
- Flood Ins: reserve deposits and up-front payments for flood insurance.
- Prop Taxes: reserve deposits and up-front payments for property taxes.

- Closing Fee: settlement or closing fees.
- Delivry Fee: fees for service delivery.
- Title Ins: title insurance fees.
- Gov Fees: fees owed to the government, including service charges and deeds.

- Other [1..3]: other charges. These are added to the closing costs.

- Adjust[1..3]: adjustments to the closing costs. These are subtracted from the closing amount. Examples are escrow refunds and excess payments made on an old mortgage when refinancing.
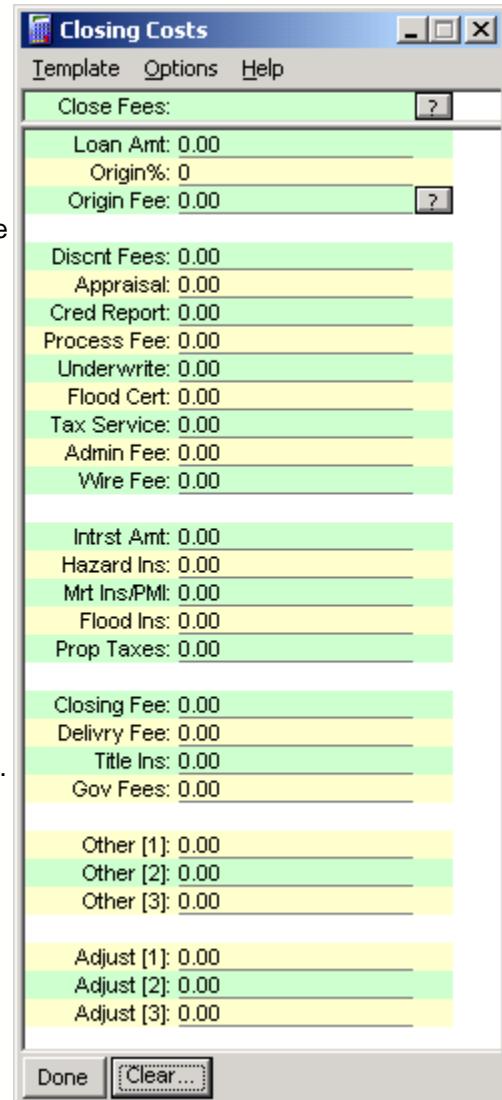
3.9 Loan Comparison

Available in the Loan RE template category. Calculates the payment of two loans with the same loan amount and different terms. A 1 or 2 next to the variable designates each loan's data.

Total payments and total savings are also calculated.

Variables:
- Loan Type: Selects between conventional loans that compound 12 times a year and Canadian loans that compound twice per year.
- Loan Amt: Total amount of the loan.

- Int/Yr%: interest rate.
- Years: number of years.
- Payment: monthly payment.
- Total Int: total interest paid over the loan's life.
- Total Pmt: total of all payments over the loan's life.

- Pmt/Mo Dif: difference of payments per month between loan 1 and loan 2. A positive number denotes that Loan 1 is greater than Loan 2.
- Tot Pmt Dif: difference of the total payments between loan 1 and loan 2. A positive number denotes that Loan 1 is greater than Loan 2.

Buttons
- Amort 1: displays amortization view for the first loan.
- Amort 2: displays amortization view for the second loan.

Assumptions
- Payments are made at the end of every month.

3.10 Loan, 80 : 20

Available in the Loan RE template category. Calculates the total payment and blended interest rate of an amount spread 80% on one loan and 20% on another.

Variables:
- Loan Type: select between conventional loans (compounds monthly) and Canadian loans (compounds twice per year).
- Loan Amt: total amount of the loan.

- Int/Yr% 80: interest rate for the 80% portion.
- Years 80: loan term for the 80% portion.
- Payment 80: monthly payment for the 80% portion.

- Int/Yr% 20: interest rate for the 20% portion.
- Years 20: loan term for the 20% portion.
- Payment 20: monthly payment for the 20% portion.

- Pmt/Mo: first year's total payments per month.
- Blended%: first year's interest rate, blended, for the two loans.

Buttons
- Amort 1: displays amortization view for the 80% portion.
- Amort 2: displays amortization view for the 20% portion.

Assumptions
- Payments are made at the end of each month.

3.11 Loan, ARM

Available in the Loan RE template category. Performs Adjustable Rate Mortgage (ARM) calculations.

Variables:
- Type: Conventional (12 compounding periods / year) or Canadian (2 compounding periods / year).
- Loan Amt: amount of the loan.
- Int Rate%: interest rate for the mortgage expressed as a percentage
- Years: number of years for the mortgage.
- Init Pmt: initial payment amount, before interest rate adjustments. This is the payment amount if the mortgage was fixed rate.

- Init Years: years for the initial interest rate and payment amount before changes can occur.
- Rate Ch%: yearly expected interest rate change expressed as a percentage. Can be thought of as the expected market rate change. A positive number denotes an expected rate increase; negative denotes an expected rate decrease.
- How Often: how often the interest rate and payment amount will adjust.

- Annual Ch%: maximum interest rate change during any one calendar year of the loan expressed as a percentage.
- Max Ch%: maximum interest rate change from the initial rate, expressed as a percentage. For instance, if the initial rate is 6% and it caps at 10%, then Max Ch% is 4.

Buttons:
- Amort: display the amortization view.

Assumptions:
- Payments are made at the end of every month.
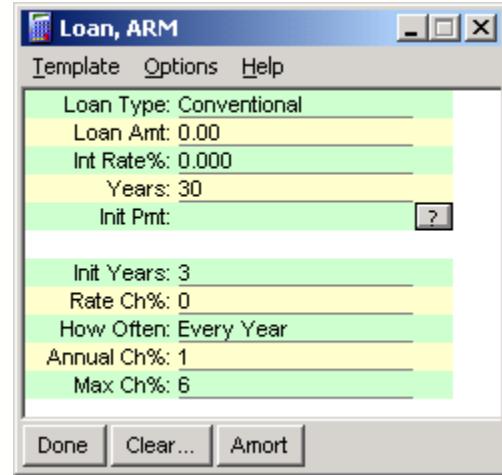
3.12 Loan, Interest Only

Available in the Loan RE template category. A popular financing option is interest only loans. This means only interest is paid until a designated date. At that time, the loan is paid off (balloon payment).

Variables:
- Principal: loan's principal amount.
- Int Rate%: interest rate expressed as a percentage.
- Payment Timing: how often payments are made. See below for a description.
- Years: years until the loan is due (balloon payment).
- Payment: amount to be paid based on the Payment Timing. If Payment Timing is set to Monthly, then Payment is the monthly payment amount.

Payment Timing Options:
- Bi-weekly: payments are made every two weeks (26 payments per year).
- 2x/Month: payments are made in the middle and end of each month (24 payments per year).
- Monthly: payments are made monthly (12 payments per year).
- Quarterly: payments are made quarterly (4 payments per year).

- 2x/Year: payments are made every 6 months (2 payments per year).
- Yearly: payments are made monthly (1 payment per year).

This template can also calculate total payments and interest paid over a range of years.
- Beg Year: the year payments begin.
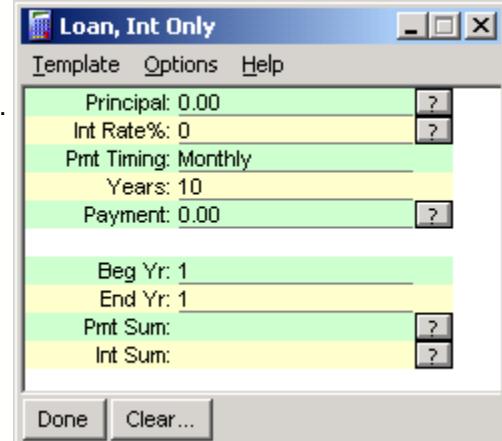
- End Year: the year payments end.
- Pmt Sum: sum of payments over this designated range.
- Int Sum: sum of interest paid over the designated range.

3.13 Loan, Odd 1st Period

Available in the Loan RE template category. Most loans do not close on the last day of the month; but instead close at some point in the middle of the month. In this case, the interest amount accrued during the time between closing and the first payment date must either be paid upfront as a part of the closing costs or added to the loan amount and amortized over the life of the loan.

Variables:
- Loan Type: conventional loans compound interest 12 times per year; Canadian compounds interest 2 times per year. This value only impacts the Payment.
- Loan Amt: amount of the loan.
- Close Date: closing date for the loan.
- Pmt Date: date the first payment period begins. This may or may not be the same as the date the first payment is made. In other words, if the loan payment is due on August 31, the period would begin on August 1. August 1st would be entered for Pmt Date.
- Int Rate%: yearly interest rate expressed as a percentage.
- #Odd Days: number of days between Pmt Date and Close Date.
- Intrst Amt: amount of interest accrued during the period between Pmt Date and Close Date. This is calculated using Regulation Z (daily interest rate times the principal times the number of odd days).

- Intrst Pmt: whether the accrued interest amount, calculated in Intrst Amt, is paid Upfront or Amortized over the life of the loan. When amortized, the Intrst Amt is added to the Loan Amt.

- Years: years for the loan. If there is a balloon payment, this is the years until the balloon payment.
- Pmt Timing: how often payments are made. See below for details.
- Balloon: amount of a balloon payment.
- Payment: periodic payment amount.
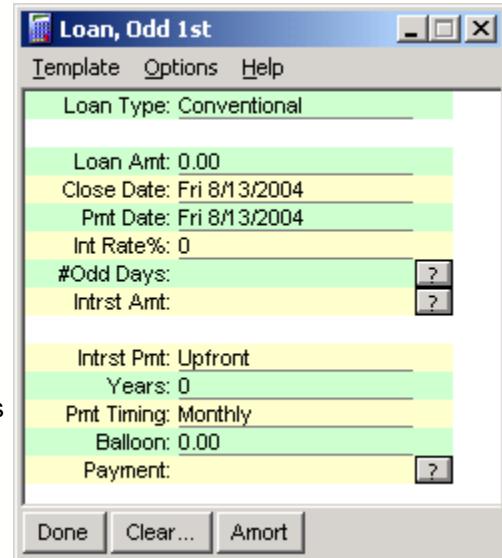
Payment Timing:
- Bi-Weekly: payments made 26 times per year.
- 2x/Month: payments made 24 times per year.
- Monthly: payments made 12 times per year.
- Quarterly: payments made 4 times per year.
- 2x/Year: payments made 2 times per year.
- Yearly: payments made 1 time per year.

Note:
- #Odd Days is calculated using the day count method set in Template Prefs available on the Options menu. It defaults to Actual days.

3.14 Loan, Qualification

Available in the Loan RE template category. Calculates the amount of home one can afford based on income and debt.

Variables:
- Income: gross income per month.
- Debt: monthly debt payments. Record in the table.
- Debt Amt: sum of the debts entered in the table.
- Debt%: percentage of income used to pay debt.

- Home%: maximum percentage of monthly income that can be used for the mortgage payment and taxes (PITI).
- Total%: maximum percentage of monthly income that can be used to pay all debt including mortgage and taxes.

-Total Pmt: maximum monthly payment amount for mortgage, insurance and taxes (PITI or escrow payment).

- Loan Type: select between conventional loans (compounds monthly) and Canadian loans (compound twice per year).
- Intrst/Yr%: interest rate for the loan expressed as a percentage.
- Years: number of years for the mortgage.
- Insurance: annual amount paid for home owners insurance.
- PMI: annual amount paid for mortgage insurance.
- Taxes: The amount paid for taxes. See "Tax Method" to see how this number is used.
- Tax Type: This sets how taxes are used in the calculation. Tax/Year is the total amount of yearly taxes. Tax% is the taxes based on a percentage of the mortgage. Tax1000 is the amount of taxes per thousand of the mortgage.

- Other: other obligations on a per month basis. (i.e., association dues, condo fees)

- Payment: monthly payment amount for the mortgage.
- Loan Amt: maximum amount that can be borrowed.

Assumptions
- Payments made at the end of every month.

3.15 Loan, Refinance

Available in the Loan RE template category. Calculates how many months it takes to pay off the cost of refinancing a loan. Money is saved on payments after the breakeven point.

Variables:
- Fees: the cost of financing the new loan (origination fees, etc).
- Balance: balance remaining on the current loan.
- Old Rate%: current loan interest rate as a percentage.
- Years: number of years for the new loan.
- New Rate%: new loan interest rate expressed as a percentage.
- Breakeven: number of months until breakeven.

3.16 Mortgage

Available in the Loan RE template category. Performs various mortgage calculations, PITI and summary analysis information in three separate screens. It also includes an amortization view.

Change the Show variable to see different views. 'Mortgage' calculates loan and balloon payment information. 'PITI' calculates PITI and Escrow data. 'Analysis' shows summary information about the loan.

Mortgage View
Variables:
- Show: change to see PITI/Escrow or Analysis sections of this template.
- Type: Conventional (12 compounding periods / year) or Canadian (2 compounding periods / year).
- Price: negotiated price of the home.
- Down Pmt: mortgage down payment. Enter the same as Down Type, an amount or a percentage.
- Down Type: choose whether the down payment is entered as an amount or a percentage.
- Points%: points associated with the mortgage. These are paid up-front as apart of the closing costs.
- Fees: loan or origination fees. These are paid up-front as apart of the closing costs.

- Int Rate%: interest rate for the mortgage expressed as a percentage
- Pmt Timing: how often payments are made. See below for details.
- Years: number of years for the mortgage.
- Payment: amount to be paid based on the Payment Timing. If Payment Timing is set to Monthly, then Payment is the monthly payment amount.

Balloon Payment
- Blln Yrs: years until the balloon payment. (estimate, see amortization view for increased accuracy)
- Balloon: amount to pay at Blln Yrs, if paid early. (estimate, see amortization view for increased accuracy)

Payment Timing Options:
- Bi-weekly: payments are made every two weeks (26 payments per year).
- 2x/Month: payments are made in the middle and end of each month (24 payments per year).
- Monthly: payments are made monthly (12 payments per year).
- Quarterly: payments are made quarterly (4 payments per year).
- 2x/Year: payments are made every 6 months (2 payments per year).
- Yearly: payments are made monthly (1 payment per year).

PITI/Escrow View

Variables:
- Show: change to see Mortgage or Analysis sections of this template.
- Home Ins: annual amount paid for home owner's insurance.
- Mrtgage Ins: annual amount paid for mortgage insurance.
- Taxes: amount paid for taxes and entered base on Tax Method.
- Tax Type: This sets how taxes are used in the calculation. Tax/Year is the total amount of yearly taxes. Tax% is the taxes based on a percentage of the mortgage. Tax1000 is the amount of taxes per thousand of the mortgage.
- Other: annual amount paid for other obligations (i.e., association dues, condo fees).
- PITI: PITI amount. This is the payment including taxes, insurance and other expenses. Often, this is the amount paid to escrow.
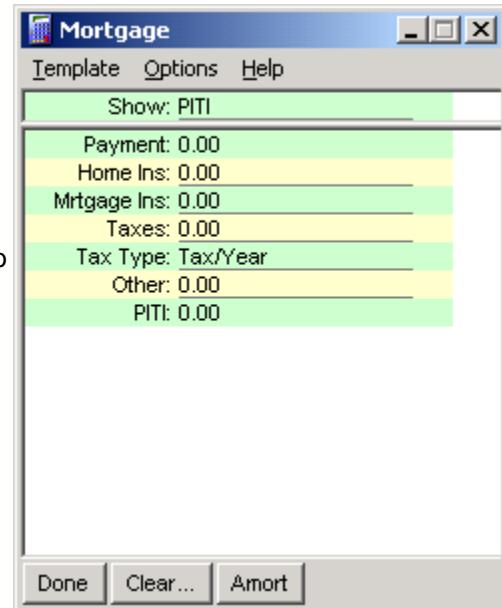
Analysis View
Variables:
- Show: change to see Mortgage or PITI/Escrow sections of this template.
- Loan Amt: actual loan amount after the down payment is removed from the price.
- Close Costs: up-front costs paid to close the loan. This is the sum of points and fees.
- Init Costs: amount of money paid up-front. This includes a down payment and closing costs.
- P&I Paid: total principal and interest payments made over the life of the mortgage.
- PITI Paid: total PITI payments made over the life of the mortgage.
- APR%: annual percentage rate displayed as a percentage. This is the real interest rate for the mortgage, when points and fees are also considered as a cost of attaining the mortgage.
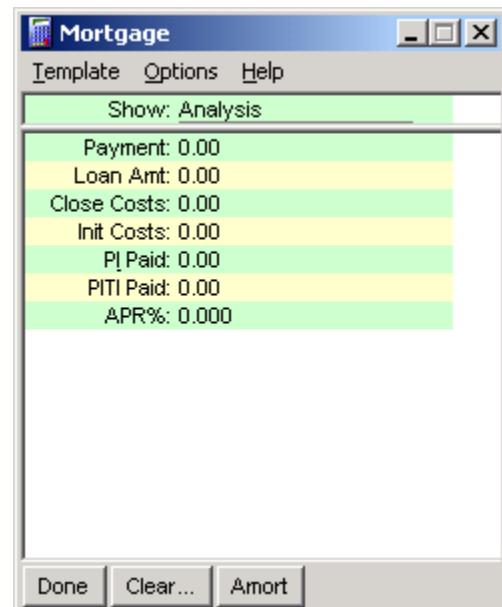
Buttons:
- Amort: display the amortization view. If Blln Yrs is 0, the loan is displayed as fully amortized; otherwise the amortization is displayed to the balloon payment.

Assumptions
- Payments are made at the end of every month.

3.17 Rent v. Buy

Available in the Loan RE template category. Compare the amount of home that can be purchased for a rent amount. It is important to consider not only the amount of home that can be purchased but also the tax savings.

Variables:
- Tax Bracket: estimated percent of income paid to taxes.
- Type: Conventional (12 compounding periods / year) or Canadian (2 compounding periods / year).
- Down Pmt: mortgage down payment. Enter the same as Down Type, an amount or a percentage.
- Down Type: choose whether the down payment is entered as an amount or a percentage.
- Rent/Mo: rent paid each month.
- Intrst/Yr%: interest rate for the mortgage expressed as a percentage.
- Years: number of years for the mortgage.

- Price: price for the home.
- Loan Amt: actual loan amount after the down payment is removed from the price.

- Beg. Month: beginning month to calculate tax savings. This must be greater than zero and less than the total amount of months.

- End Month: ending month to calculate tax savings. This must be greater than zero and less than the total amount of months.
- Tax Savings: total amount saved in income tax over the selected time.

Assumptions
- Payments are made at the end of every month.
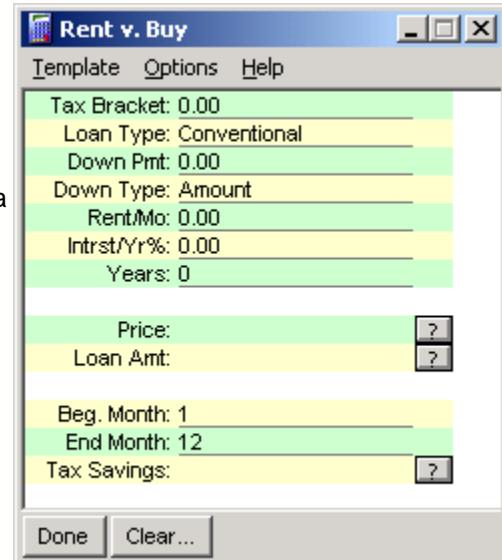
3.18 Seller's Net

Available in the Loan RE template category. Calculates the net amount a seller could receive from the sale of real estate. Also useful for calculating the commission owed to a real estate agent.

Variables:
- Price: sales price of the property.
- Comm%: commission percentage paid.
- Loan Amt: amount owed on any loans on the property.
- Other Costs: other costs including closing costs.

- Net: net proceeds from the sale.
- Comm Amt: amount paid as commission.
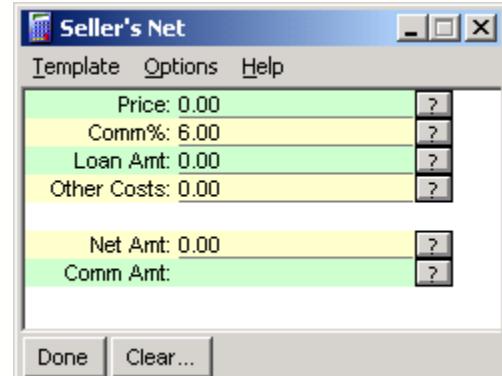
4 Appendix

This section includes additional information about the product.

- Technical Support
- Printing This Manual
- Legal and Disclaimers

4.1 Technical Support

For technical support, please visit Infinity Softworks' web site:

www.infinitysw.com/support

The web site contains:

- Extensive database of technical support questions and answers.
- Information about contacting Infinity Softworks.
- Free add-ons including templates, skins, graphs, data sets and import/export/beam plug-ins.
- Training and curriculum materials.

4.2 Printing This Manual

While Infinity Softworks does not offer a printed version of this manual, you are welcome to print it yourself.

To print, you will need Adobe Acrobat Reader (.pdf). After loading this file into Adobe Acrobat Reader, select the menu "File" then "Print".

To download a copy of Adobe Acrobat Reader, visit Adobe's web site:

http://www.adobe.com/reader

4.3 Legal and Disclaimers

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